



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

Building Code - Commercial Permit and Plan Review Fees:

There is a four-step process to determine the *Total Project Fee* amount.

First, the total valuation of the proposed construction work needs to be established. For *New-Structures and Additions* this is determined by the square foot size and construction type of the structure (measured from the exterior) using the *ICC Cost Schedule* that follows. In the case of *Remodeling Work* it would be based on the documented material and labor costs of the project.

Second, a *Building Permit Fee* is then applied to the valuation of the construction work, obtained in Step One below from the *Commercial Building Permit Fee Schedule* listed. The only exception would be when a *Flat Rate Fee* can be applied to the work, from the *Flat Rate Fee* chart.

Third, a *Plan Review Fee* (a percentage of the Building Permit Fee) is added when a project requires *Plan Review*; the exception again is when a *Flat Rate Fee* applies to the work. The *Flat Rate Fee* already includes the standard *Plan Review Fee*. This will be the *Total Building Permit Fee*.

Fourth, apply Commercial Zoning Review, Rural Addressing and other applicable fees to the *Total Building Permit Fee* to determine the *Total Project Fee*.

Determination of Construction Values (Step one):

New - Commercial and Other than One & Two Family Structures - Valuation Rates:

All new Structures, other than those that are One and Two Family Residential Structures, shall have the square foot valuation applied that is listed on the most current published International Code Councils - 'Construction Cost Schedule', based on the type of construction. (See Page 2)

Note: The Commercial Construction Values listed for *New* complete structures & additions and the *Flat Rate Fees* that follow, include the permit fees for the entire project, including miscellaneous trades (e.g. Electrical, Plumbing and Mechanical).

Commercial Remodel Work and Phased Construction - Valuation:

Repairs, Alterations, Renovations, Restorations, Shell Only Structures and Tenant Fit-Ups shall have values determined by proven actual project cost documents (*copy of signed Contracts and / or Material and Labor estimates based on fair market retail value*). These Material and Labor values should include all trade costs (e.g. Carpentry, Electrical, Plumbing and Mechanical etc.).

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c, d}

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	N.P.	281.10	254.09	N.P.
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	184.11	177.46	172.55	164.31	152.38	148.31	164.31	136.85	132.55
R-2 Residential, multiple family	154.38	147.73	142.82	134.58	123.25	119.18	134.58	107.72	103.42
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

- Private Garages use Utility, miscellaneous
- Unfinished basements (all use group) = \$15.00 per sq. ft.
- For shell only buildings deduct 20 percent
- N.P. = not permitted

Determination of Building Permit Fee to be applied (Step two):

After the *Valuation* of the proposed construction work has been determined by one of the approved methods, a *Building Permit Fee* is then applied from the below *Fee Schedule*. Be sure to apply the *Flat Rate Fees* that are listed below, when applicable.

COMMERCIAL BUILDING PERMIT FEE RATE SCHEDULE

Total Valuation	Fee
\$1 to \$500	\$25.00
\$501 to \$2,000	\$25.00 for the first \$500 plus \$3.45 for each additional \$100, or fraction thereof
\$2,001 to \$25,000	\$76.75 for the first \$2,000 plus \$15.00 for each additional \$1000, or fraction thereof.
\$25,001 to \$50,000	\$421.75 for the first \$25,000 plus \$11.00 for each additional \$1000, or fraction thereof.
\$50,001 to \$100,000	\$695.75 for the first \$50,000 plus \$7.50 for each additional \$1000, or fraction thereof.
\$100,001 to \$500,000	\$1,071.75 for the first \$100,000 plus \$6.25 for each additional \$1000, or fraction thereof.
\$500,001 to \$1,000,000	\$3,571.75 for the first \$500,000 plus \$5.25 for each additional \$1000, or fraction thereof.
\$1,000,001 and Up	\$6,196.75 for the first \$1,000,000 plus \$3.75 for each additional \$1,000, or fraction thereof.

Flat Rate Fees - Trade Permits:

Swimming Pool...(includes Barrier).....	\$100.00
Spa.....	50.00
Fireplace.....	50.00
Water Heater.....	25.00
Cooler, Furnace, Air Conditioner.....	50.00
Service Entry.....	50.00
Misc. Mechanical, Plumbing, Electrical & Fire	50.00
Grease Trap.....	50.00

Miscellaneous Fees:

Replacement of Job Permit / Sign-Off Card.....	\$ 75.00
Re-Inspection Fee.....	75.00
Building Permit Renewal Fee.....	50.00
Investigation Fee.....	50.00
Courtesy / Utility Compliance Fee.....	25.00
Inspections for which no Fee is specifically listed.....	50.00 per hour (1 Hr. Min.)
Inspections outside normal business hours.....	100.00 per hour (2 Hr. Min.)

Plan Review Fee (Step three):

Plan Review Fees are in addition to Permit Fees and are based on a percentage of the Building Permit Fee charged. The review fee charged reflects the time spent in the review of construction plans and submittal information. The *Plan Review Fee* entitle the applicant to three submissions and reviews of the documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, an additional plan review fee rate of \$50.00 per hour (1/2 hour min) will be assessed as noted below.

Commercial Plan Review Fee: 40% of the Building Permit Fee.

(Includes residential multi-family over four-plex)

Additional Plan Review Fees: required by changes, additions or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the *Plan Review Fee* listed above. **\$ 50.00 per hour (1/2 Hour Minimum).**

Building Permit and Plan Review Notes:

- 1) No subsequent step in the permit process shall be undertaken without all fees being paid.
- 2) Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. A *Work without Permit Fee* shall be collected whether or not a permit is then or subsequently issued. The *Work without Permit* fee is an amount equal to the *Building Permit Fee*, in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.
- 3) *Complete Plans* (all trades) still need to be submitted for review on Flat Rate Fees as required.

Total Project Fee (step four):

To determine the *Total Project Fees* add any applicable miscellaneous fees such as Work without Permit Fee, as well as Commercial Zoning Review, Rural Addressing, and any other departmental fees to the *Total Building Permit Fee*. Please refer to the current Planning and Zoning Fee schedule for all non-building Code related permit fees.